

PB# 93-30

**Blossom Heights
(LLC)**

32-2-100 & 101

Approved 10-25-93

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Received of Windsor Woods Inc. Oct 7 1993
Fifty and 00 00 DOLLARS
For P.B. #93-30 Application Fee

DISTRIBUTION

| FUND | CODE | AMOUNT |
|----------------|------|--------------|
| <u>CK 1217</u> | | <u>50.00</u> |
| | | |
| | | |

By Pauline H. Townsend
Town Clerk
Title

WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Received of Town Clerk Oct 7 1993
One Hundred Fifty 00 DOLLARS
For P.B. #93-30 Escrow Windsor Woods

DISTRIBUTION

| FUND | CODE | AMOUNT |
|----------------|------|---------------|
| <u>CK 1218</u> | | <u>150.00</u> |
| | | |
| | | |

By Amar Zappala
Deputy Comptroller
Title

WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue

GENERAL RECEIPT

Nov 11 93 03

| | | |
|---------|--|-------|
| CK 1217 | | 50.00 |
| | | |
| | | |

WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Pauline M. Townsend

Town Clerk
Title

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Oct 7 1993

Received of Town Clerk \$ 150.00
One Hundred Fifty 00 DOLLARS
For P.B. #93-30 Escrow Windsor Woods

DISTRIBUTION

| FUND | CODE | AMOUNT |
|---------|------|--------|
| CK 1218 | | 150.00 |
| | | |
| | | |

By Anna Zappala
Deputy Comptroller
Title

WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Oct 26 1993

Received of Windsor Woods, Inc \$ 100.00
One Hundred 00 DOLLARS
For P.B. #93-30 L.L. Charge Approval Fee

DISTRIBUTION

| FUND | CODE | AMOUNT |
|---------|------|--------|
| CK 1259 | | 100.00 |
| | | |
| | | |

By Pauline M. Townsend
Town Clerk
Title

WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Engineer \$82.50

93-30

Map Number 225-93 City ☐ Town ☒ Village ☐ New Windsor
Section 32 Block 2 Lot 100

Title: Blossom Heights Sub (sect 1)
(lot line chg)

Dated: 10-5-93 Filed: 10-27-93

Approved by Carmen R. Pulaldi Jr.

on 10/25/93

Record Owner Albert & Blossom Dorfman
+ Victoria Pike

MARION S. MURPHY
Orange County Clerk

(1 sheet) lot line chg.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 30

DATE PLAN RECEIVED: OCT - 7 1993

The maps and plans for the Site Approval Blosson Hgts.
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒ ✓
disapproved _____.

If disapproved, please list reason _____

Fred Lipp 11/15/93
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/29/93

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 93-30

NAME: BLOSSOM HTS. - L.L. CHG & R.O.W. REALIGNMENT
APPLICANT: WINDSOR WOODS, INC.

| --DATE-- | DESCRIPTION----- | TRANS | AMT-CHG | AMT-PAID | BAL-DUE |
|----------|---------------------|-------|---------|----------|---------|
| 10/07/93 | L.L. CHANGE MINIMUM | PAID | | 150.00 | |
| 10/13/93 | P.B. ATTY. FEE | CHG | 35.00 | | |
| 10/13/93 | P.B. MINUTES | CHG | 13.50 | | |
| 10/23/93 | P.B. ENGINEER FEE | CHG | 82.50 | | |
| 10/29/93 | RETURN TO APPLICANT | CHG | 19.00 | | |
| | TOTAL: | | 150.00 | 150.00 | 0.00 |

*Please issue a check in
the amount of \$19.00 to:*

*Windsor Woods, Inc.
100 South Broadway
Nyack, N.Y. 10960*

October 13, 1993

23

BLOSSOM HEIGHTS LOT LINE CHANGE (93-30) RED MAPLE WAY
AND HEMLOCK

William Hildreth, L.S. appeared before the board for this proposal.

MR. HILDRETH: This is Section 17 in the Blossom Heights subdivision currently under construction. This proposal is for a widening of the right-of-way known as Hemlock Drive through an area that was cut in order to accommodate the side slopes and to have the traveled way as it turns this corner a little more centered to the right-of-way because it involves widening the right-of-way in a narrow fashion and northwesterly side of the road which will make it, we're making it exceed 50 feet in that area. It's a crosshatched area. By doing that, we then had to realign the lot line between lots 9 and 10 in order to adjust the lot area so it would comply with zoning so we've got a lot line change between lot 9 and 10 and a road right-of-way realignment in this area here.

MR. DUBALDI: Just a lot line change?

MR. HILDRETH: This is a lot line change, not a subdivision.

MR. VAN LEEUWEN: Both lot line changes.

MR. HILDRETH: Lot lane change between the two lots and this is going to be a Town road so it is a realignment of the rightof-way. The lot areas comply now with the minimum zoning requirements.

MR. VAN LEEUWEN: What's the minimum lot area out there?

MR. HILDRETH: 32,670 which is 3/4 of an acre.

MR. VAN LEEUWEN: You have got 671?

MR. HILDRETH: Yes.

MR. SCHIEFER: I make a motion that the New Windsor Planning Board take lead agency in this lot line

change.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency in the Blossom Heights Subdivision lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

| | |
|-----------------|-----|
| MR. VAN LEEUWEN | AYE |
| MR. SCHIEFER | AYE |
| MR. LANDER | AYE |
| MR. PETRO | AYE |
| MR. DUBALDI | AYE |

MR. SCHIEFER: I'll make a motion we declare negative dec under SEQRA for this lot line change.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Blossom Heights subdivision lot line change. Is there any further discussion from the board members? if not, roll call.

ROLL CALL

| | |
|-----------------|-----|
| MR. VAN LEEUWEN | AYE |
| MR. SCHIEFER | AYE |
| MR. LANDER | AYE |
| MR. PETRO | AYE |
| MR. DUBALDI | AYE |

MR. SCHIEFER: I'll make a motion.

MR. EDSALL: Just for the record for Bill at this point, I don't believe we would need to have a revised offer of dedication. However, when you prepare the final plan for dedication, at that point, you should have a new offer of dedication filed correcting the description.

MR. HILDRETH: Should it be a total description or can we just add this piece?

MR. EDSALL: I would leave that to Tad Seaman cause he accepted the first offer of dedication. Let's see what he wants to do with the corrections but I'm sure the as-built road drawings will pick it up and we need to correct it all at that point.

MR. SCHIEFER: Make a motion we approve the lot line change of Blossom Heights subdivision.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the lot line change on the Blossom Heights subdivision. Is there any further discussion from the board? Double lot line changes, I guess. Any further discussion from the board members? If not, roll call.

ROLL CALL

| | |
|-----------------|-----|
| MR. VAN LEEUWEN | AYE |
| MR. SCHIEFER | AYE |
| MR. LANDER | AYE |
| MR. PETRO | AYE |
| MR. DUBALDI | AYE |

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/29/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 93-30

NAME: BLOSSOM HTS. - L.L. CHG & R.O.W. REALIGNMENT
APPLICANT: WINDSOR WOODS, INC.

| --DATE-- | MEETING-PURPOSE----- | ACTION-TAKEN----- |
|----------|-------------------------|--------------------|
| 10/25/93 | PLANS STAMPED | APPROVED |
| 10/13/93 | P.B. APPEARANCE | LA:ND - APPROVED |
| 10/06/93 | WORK SESSION APPEARANCE | SUBMIT APPLICATION |

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/29/93

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 93-30

NAME: BLOSSOM HTS. - L.L. CHG & R.O.W. REALIGNMENT

APPLICANT: WINDSOR WOODS, INC.

| | DATE-SENT | AGENCY----- | DATE-RECD | RESPONSE----- |
|------|-----------|-------------------------|-----------|---------------|
| ORIG | 10/07/93 | MUNICIPAL HIGHWAY | / / | |
| ORIG | 10/07/93 | MUNICIPAL WATER | / / | |
| ORIG | 10/07/93 | MUNICIPAL SEWER | 10/11/93 | APPROVED |
| ORIG | 10/07/93 | MUNICIPAL SANITARY | / / | |
| ORIG | 10/07/93 | MUNICIPAL FIRE | 10/12/93 | APPROVED |
| ORIG | 10/07/93 | PLANNING BOARD ENGINEER | / / | |

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00 Pd
ESCROW (\$150.00 - \$400.00) \$ 150.00 Pd

* * * * *

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00
PRELIMINARY PLAT APPROVAL..... 25.00
FINAL APPROVAL..... 50.00

TOTAL APPROVAL FEES L.L.CHG.....\$100.00 Pd

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES:\$ 82.50
PLANNING BOARD ATTORNEY FEES:\$ 35.00
MINUTES OF MEETINGS\$ 13.50
OTHER\$ -

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 131.00

to be returned: \$19.00

RESULTS OF P.B. MEETING

DATE: October 13, 1993

PROJECT NAME: Blossom Hts S S Cha. PROJECT NUMBER 93-30

* * * * *

LEAD AGENCY:

* NEGATIVE DEC:

M) S S) L VOTE: A 5 N 0

* M) S S) V VOTE: A 5 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

* * * * *

PUBLIC HEARING: M)___ S)___ VOTE: A_____ N_____

WAIVED: YES_____ NO_____

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M)___S)___ VOTE:A___N___YES___NO___

DISAPP: REFER TO Z.B.A.: M)___S)___ VOTE: A___N___ YES___NO___

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) S S) L VOTE: A 5 N 0 APPROVED: 10-13-93

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES_____ NO_____

DISCUSSION/APPROVAL CONDITIONS: _____

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McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: BLOSSOM HEIGHTS SUBDIVISION LOT LINE CHANGE
PROJECT LOCATION: BLOSSOM HEIGHTS (WINDSOR WOODS) MAJOR SUBDIVISION
OFF RILEY ROAD
SECTION 32-BLOCK 2-LOTS 100 AND 101
PROJECT NUMBER: 93-30
DATE: 13 OCTOBER 1993
DESCRIPTION: THIS APPLICATION INVOLVES A LOT LINE ADJUSTMENT
BETWEEN TWO (2) LOTS OF THE PREVIOUSLY APPROVED
SUBDIVISION AND THE RIGHT-OF-WAY LINE FOR THE
PROPOSED DEDICATION. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

1. This application is being proposed to provide for a "shift" in the westerly right-of-way line of Hemlock Drive of Section 1 of the previously approved major subdivision. This "shift" is proposed, such that the centerline location of the roadway improvements can also be shifted, as desired, due to the side slope conditions on the east side of Hemlock Drive.

The lot line change, as proposed, will decrease, to a minor extent, Lots 9 and 10 of Phase I of the subdivision and will increase the Hemlock Drive right-of-way area.

2. This proposed change has been reviewed in the field with the Highway Superintendent and, to my understanding, he has no objection to the proposed action. From an engineering standpoint, I am aware of no concerns or problems resultant from this proposed lot line change.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.

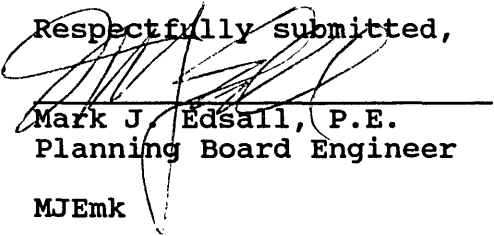
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: BLOSSOM HEIGHTS SUBDIVISION LOT LINE CHANGE
PROJECT LOCATION: BLOSSOM HEIGHTS (WINDSOR WOODS) MAJOR SUBDIVISION
OFF RILEY ROAD
SECTION 32-BLOCK 2-LOTS 100 AND 101
PROJECT NUMBER: 93-30
DATE: 13 OCTOBER 1993

4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
5. At this time I am aware of no engineering or technical concerns with regard to this application.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:BLOSSOM2.mk

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 12 October 1993
SUBJECT: Blossom Hieghts Subdivision; Section I

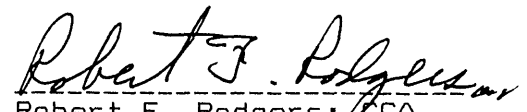
PLANNING BOARD REFERENCE NUMBER: PB-93-30
DATED: 7 October 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-057

A review of the above referenced subject subdivision plan was conducted on 8 october 1993.

This subdivision plan is acceptable.

PLANS DATED: 5 October 1993.


Robert F. Rodgers; CCA
Fire Inspector

RFR:mr
Att.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 30

DATE PLAN RECEIVED: OCT - 7 1993

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

BLOSSOM HEIGHTS has been

reviewed by me and is approved _____

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

[Signature] 10-11-93
SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN VILLAGE OF New Windsor P/B # 93 - 30

WORK SESSION DATE: 6 OCT 93

APPLICANT RESUB.
REQUIRED: Yes Full App.

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Windsor Wood Yc

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Bill Hildroth

MUNIC REPS PRESENT: BLDG INSP. Cover
FIRE INSP. Bob R.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Review Yc plan.
revised lot lines to suit
shift of road due
to slopes

OCT - 7 1993

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR ~~SITE PLAN, SUBDIVISION PLAN,~~
~~OR~~ LOT LINE CHANGE APPROVAL

BLOSSOM HEIGHTS SUBDIVISION SECTION I

1. Name of Project LOT LINE CHANGE & RIGHT-OF-WAY REALIGNMENT
2. Name of Applicant WINDSOR WOODS, INC. Phone 353-2005
Address 100 SOUTH BROADWAY NYACK N.Y. 10960
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record (SAME) Phone (SAME)
Address (SAME)
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S.P.C. Phone 562-8667
Address 33 QUASSAICK AVE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney BERT DORFMAN Phone 353-3500
Address 51 NORTH BROADWAY NYACK, N.Y. 10960
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH, L.S.P.C. Phone 562-8667
(Name)
7. Location: On the WEST side of RILEY ROAD
(Street)
AT THE ~~FOOT~~ SOUTHWEST INTERSECTION
of RED MAPLE WAY AND HEMLOCK DRIVE
(Street)
8. Acreage of Parcel 1.5 AC. (BOTH LOTS) 9. Zoning District R-3
10. Tax Map Designation: Section 32 Block 2 Lots 100 & 101
11. This application is for LOT LINE CHANGE BETWEEN LOT 9 & LOT 10 AND REALIGNMENT OF HEMLOCK DRIVE

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name N/A

13. List all contiguous holdings in the same ownership
Section 32 Block 2 Lot(s) 99 & 102

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

SAUL SILVERMAN
VICE PRES OF WINDSOR WOODS, INC. being duly sworn, deposes and says that he resides at 1 DEER AVE. N.Y.C. NY in the County of ROCKLAND and State of NY and that he is (the owner in fee) of WINDSOR WOODS, INC.
VICE-PRES. (Official Title)

~~of~~ the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized GREAS & HILDETH L.S., P.C. to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

30th day of September 1983

Mary M. Radich
Notary Public

MARY M. RADICH
Notary Public, State of New York
No. 4787553
Residing in Rockland County
My Commission expires 10/31/93

[Signature]
(Owner's Signature)
[Signature]
(Applicant's Signature)
VICE-PRESIDENT
(Title)

PROJECT I.D. NUMBER

617.21

3 - 30
OCT - 7 1993

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

| | |
|---|--|
| 1. APPLICANT /SPONSOR <i>WINDSOR WOODS, INC.</i> | 2. PROJECT NAME <i>BLOSSOM HEIGHTS SUBDIVISION SEC. I</i> <i>LOT LINE CHANGE AND RIGHT OF WAY REALIGNMENT</i> |
| 3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i> | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>WEST SIDE OF RILEY ROAD AT SOUTHWEST INTERSECTION OF RED MAPLE WAY AND HEMLOCK DRIVE ; LOTS 9 AND 10 IN BLOSSOM HEIGHTS SUBDIVISION SECTION I (FILED MAP NO. 205-92)</i> | |
| 5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration | |
| 6. DESCRIBE PROJECT BRIEFLY: <i>LOT LINE CHANGE BETWEEN LOTS 9 AND 10 AND REALIGNMENT OF HEMLOCK DRIVE RIGHT-OF-WAY</i> | |
| 7. AMOUNT OF LAND AFFECTED: Initially <i>1.5±</i> acres Ultimately <i>1.5±</i> acres | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <i>ORANGE COUNTY HEALTH DEPARTMENT SUBDIVISION APPROVAL</i> | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE | |
| Applicant/sponsor name: <i>WINDSOR WOODS INC</i> | Date: <i>5 Oct 1993</i> |
| Signature: <i>[Signature]</i> <i>VICE PRES.</i> | |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (to be completed by Agency)

| | |
|--|--|
| <p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> | |
| <p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> | |
| <p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p> | |
| <p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p> | |

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

OCT - 7 1993

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

I, SAUL SILVERMAN
VICE PRES. OF WINDSOR WOODS, INC.

_____, deposes and says that he
resides at 1 DEWEY AVE, NYACK.
(Owner's Address)

in the County of ROCKLAND

and State of NEW YORK.

and that he is the owner in fee of TAX MAP SECTION 32

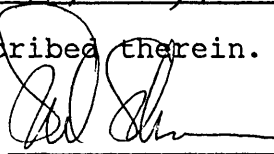
BLOCK 2 LOTS 100 AND 101


which is the premises described in the foregoing application and

that he has authorized GREVAS & HILDRETH, L.S., P.C.

to make the foregoing application as described therein.

Date: 5 OCT 1993

 VP
(Owner's Signature)


(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST
USED FOR LOTLINE CHANGE

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. N/A Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

*If applicable.

13. N/A Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. N/A Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. N/A Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

OCT - 7 1993

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. N/A Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. N/A Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

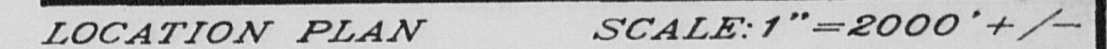
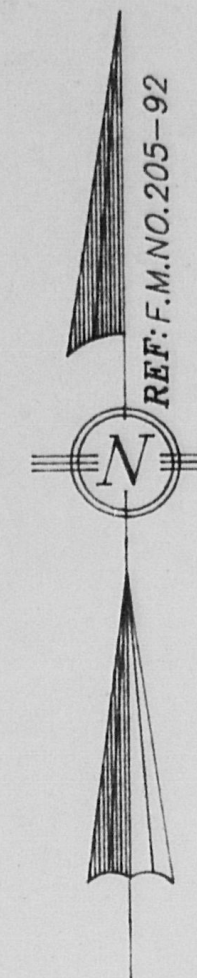
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William B. Fildner
Licensed Professional

Date: 5 OCTOBER 1993



1. Being a Lot Line Change between Lot No.9 and Lot No.10 as shown on a plan entitled "Blossom Heights Section 1 Subdivision Plan", said plan having been filed in the Orange County Clerk's Office on 1 October 1992 as Map No. 205-92; and a right-of-way realignment of Hemlock Drive, also being shown on the above referenced subdivision plan.

2. PROPERTY OWNER/APPLICANT: Windsor Woods, Inc.
c/o Saul Silverman
100 South Broadway
Nyack, New York 10960

3. PROPERTY ZONE: R-3

4. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

| | REQUIRED | PROVIDED LOT 9 | PROVIDED LOT 10 |
|----------------------|-------------|---|---|
| Lot Area: | 32,670 S.F. | 32,671 S.F. | 32,671 S.F. |
| Lot Width: | 100' | 225' +/- | 140' +/- |
| Road Frontage: | 60' | 273.05' | 355.38' |
| Front Yard Set Back: | 35' | To Be Provided At Time of Building Permit Application | To Be Provided At Time of Building Permit Application |
| Rear Yard Set Back: | 40' | " | " |
| Side Yard Set Back: | 15' / 30' | " | " |

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 7 June 1993 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors Inc., and is, to the best of my knowledge and belief, correct.

LOT LINE CHANGE APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 06/25/1993
BY CARMEN R. DUBALDI, JR.
SECRETARY



ENT: _____
 I have read this plan and find it acceptable.
 _____ FOR WINDSOR WOODS, INC
 OWNER

| | | | |
|--|-------------|---|--|
| &c Grevas & Lindreth, P.C. 33 QUANSAHAW AVENUE, NEW WINDSOR, NEW YORK 12553 TEL: (914) 562-6667 | | PLAN FOR: BLOSSOM HEIGHTS SUBDIVISION SECTION I | |
| REVISIONS : ACAD: BLOSLO | | TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK | |
| DATE | DESCRIPTION | Drawn: SRG Checked: WJH Scale: 1"=40' Date: 5 Oct 1993 Job No: 91-057 | LOT LINE CHANGE AND RIGHT-OF-WAY REALIGNMENT |